BILL GARRETT, Davidson County
Trans:T20130060307 DEEDQC
Recvd: 07/16/13 08:43 2 pgs
Fees:12.00 Taxes:0.00
20130716-0073217

THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
CANNON & CANNON, ATTORNEYS, P.C.
Post Office Box 749
122 East Cedar Street
Goodlettsville, Tennessee 37070-0749
(615) 851-1880

Based on information provided by the parties.

EXECUTORS DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Ray Richardson and Peggy Richardson	Same	63
103 Meneese Lane		93
Madison, TN 37115		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Sworn to and subscribed before me, this 12 day of July, 2013.

Peggy Richardson
AFFIANT

NOTARY PUBLIC

My Commission Expires: 5/20/14

JENNIFER SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PEGGY RICHARDSON, Executrix of the Will of CLYDE A. BROWN, JR., deceased, by the power conferred by said Will, and every other power, for Ten Dollars ($10.00) paid, conveys and quitclaims to RAY RICHARDSON and PEGGY RICHARDSON, or the survivor of them, **a life estate** for so long as they wish to use and occupy the property and for so long as they maintain said property in a reasonable state of repair and pay all taxes and insurance on the property, and at the death of the last of RAY RICHARDSON and PEGGY RICHARDSON, or upon their vacating said property or failing to comply with the conditions hereof, then the **remainder** as follows: a one-third (1/3) interest to DARLENE PENNINGTON, a one-third (1/3) interest to MAURENE DALTON, a one-sixth (1/6) interest to CHRISTY FRY and a one-sixth (1/6) interest to TIFFANY DURACHECK, the following real property:

> A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the northeast corner of Lot No. 3 on the Plan of the Gibson Harris Lands, as of record in Plan Book 1, page 34, Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a stake in the northern line of said Lot No. 3, 41 poles easterly from the northwest corner of said lot, being the northeast corner of a part of said lot conveyed to W. T. Nolen and George C. Nolen by deed from Albert Ashton and wife, of re3cord in Book 504, page 281, Register's Office for said County; thence easterly with the northern line of said Lot No. 3, 13 poles, more or less, to low water mark of Cumberland River, thence southeasterly, with said river, at low water mark, 45 poles; thence westerly 29 poles, more or less, to the southeast corner of said part of Lot No. 3, above mentioned; thence northerly, with the eastern boundary line of said part of Lot No. 3, 38 poles to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Clyde A. Brown, Jr. by deed from Kenneth H. Brown, of record in Book, 4966, page 898, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 103 Menees Road, Madison, Tennessee 37115.

WITNESS my hand this 12 day of July, 2013.

Peggy Richardson
PEGGY RICHARDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, PEGGY RICHARDSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of July, 2013.

Jennifer Smith
NOTARY PUBLIC

My Commission Expires: 5/20/14

JENNIFER SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY